



Livingstone Road

Gravesend | Kent | DA12 5DY



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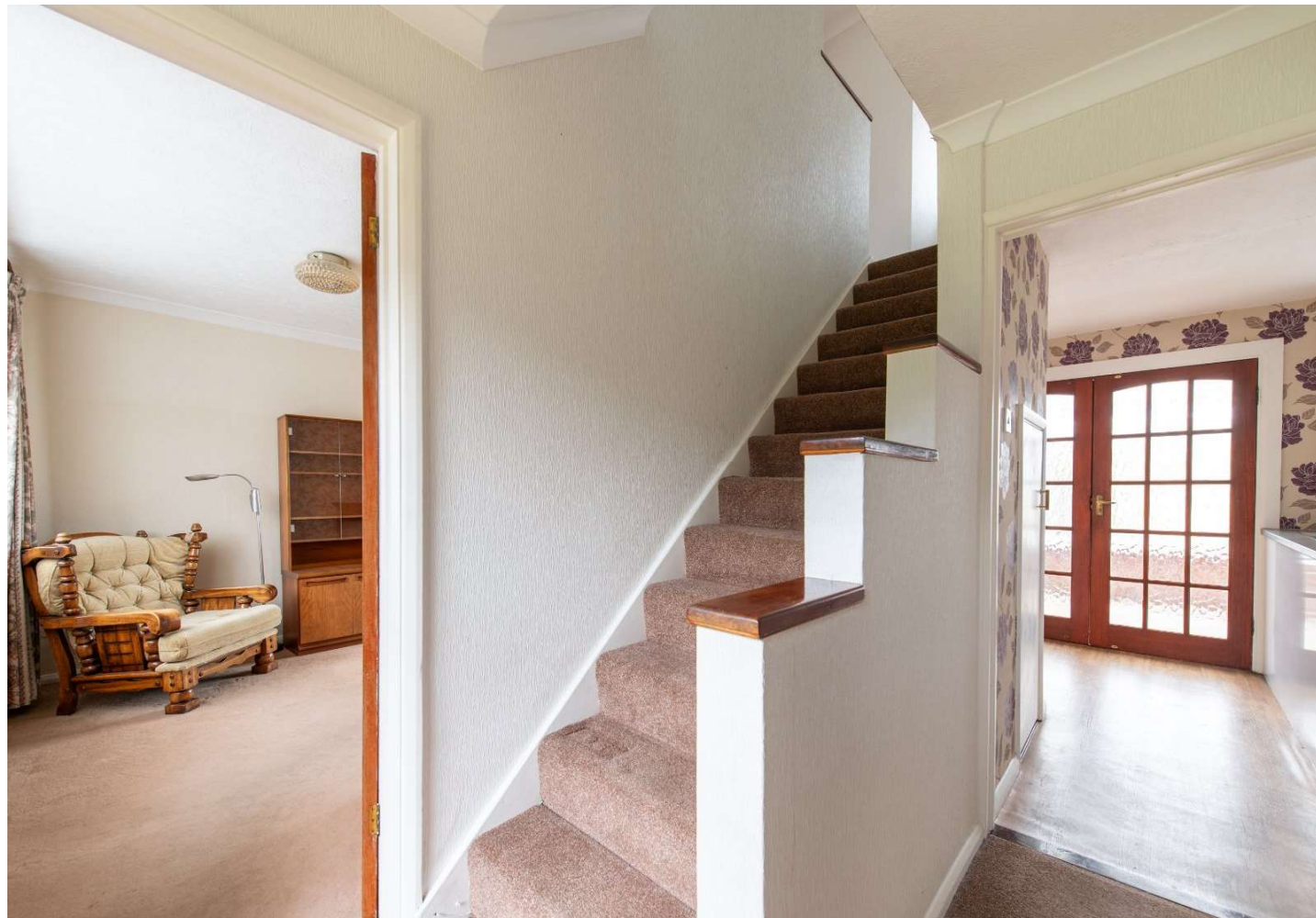
Guide Price £325,000 - £350,000

Freehold

This three-bedroom end of terraced house comes with 2 reception rooms, modern fitted kitchen, conservatory, good sized gardens and garage to rear. No chain.

Benefitting from:

- Total Square Footage: 1052.0 Sq. Ft.
- Two Reception Rooms
- Modern Fitted Kitchen
- D/Glazed Conservatory
- Gas Central Heating
- Double Glazing
- First Floor Shower Room
- Front & Rear Gardens
- Detached Garage
- Viewing Recommended
- Council Tax: C
- EPC Rating: D



Accommodation

Entrance Hall: Entrance door. Carpet. Staircase to first floor. Door to lounge. Arch to dining room.

Lounge: 5.64m x 3.33m (18'6" x 10'11") Double glazed window to front. Double radiator. Double glazed sliding door to garden. Coved and textured ceiling. Carpet.

Dining Room: 2.46m x 2.16m (8'1" x 7'1") Double glazed window to front. Radiator. Carpet. Textured ceiling.

Kitchen: 4.1m5max x 3.02m (13'5"16'5"ax x 9'11") French doors to conservatory. Modern fitted wall and base units with roll top work surface over. Built-in double oven and hob with extractor hood over. Tiled splash back. Single drainer sink and drainer unit with mixer tap. Under-stairs cupboard housing meters.

Conservatory: 3.38m x 2.24m (11'1" x 7'4") Double glazed window to rear. Double glazed French doors to garden. Carpet.

First Floor Landing: Double glazed window to rear. Carpet. Access to insulated loft which is part boarded with light. Doors to: -

Bedroom 1: 3.35m x 3.12m (11' x 10'3") Double glazed window to front. Carpet. Radiator. Built-in storage cupboard.

Bedroom 2: 3.84m x 3.18m (12'7" x 10'5") Double glazed window to front. Carpet. Radiator. Coved and textured ceiling. Built-in storage cupboard.

Bedroom 3: 2.36m x 2.41m (7'9" x 7'11") Double glazed window to rear. Carpet. Radiator. Built-n airing cupboard housing hot water cylinder.

Shower Room 1.68m x 1.47m (5'6" x 4'10") Frosted double glazed window to rear. Suite comprising walk-in shower cubicle with screen. Wash hand basin with cupboard below. Heated towel rail.

Separate W.C.: - Frosted double glazed window to rear. Bio bidet/w.c. (complete with instructions). Tiled walls.





Exterior

Front Garden: Approx. 44ft: Laid to lawn.

Rear Garden: Approx. 53ft x 37ft: Paved patio. Laid to lawn. Fenced to side and rear. Large shed. Side pedestrian access. Nice views of fields.

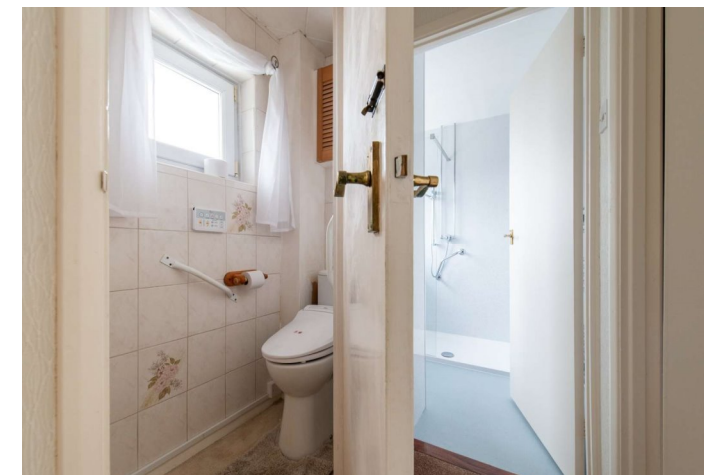
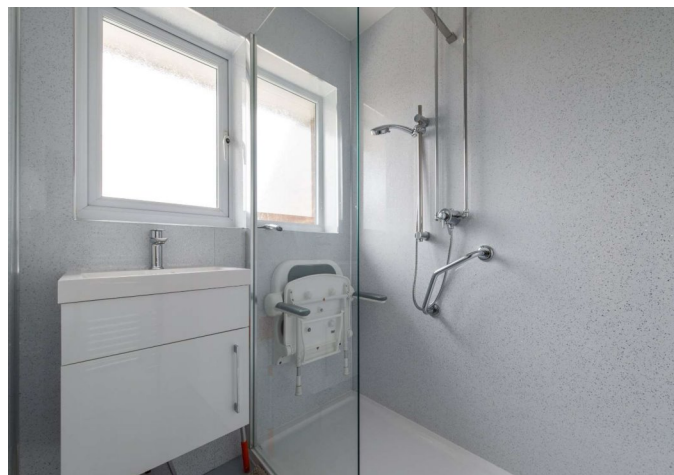
Garage: 16'4 x 9'10: Detached garage to rear. Roller door. Supplied with light. Approached via Terraced Road to rear.

Additional Information

Gravesend is sought-after by families looking for high-calibre education. As well as a number of private schools, including Gads Hill, Bronte and Cobham Hall, there is the duo of well-respected grammar schools – Gravesend Grammar for Boys and Gravesend Grammar for Girls. The choice of primary schools is extensive and further education is provided in the shape of Northwest Kent College, The University of Greenwich and Mid. Kent College.

Council Tax - C

EPC Rating - D





Important Notice

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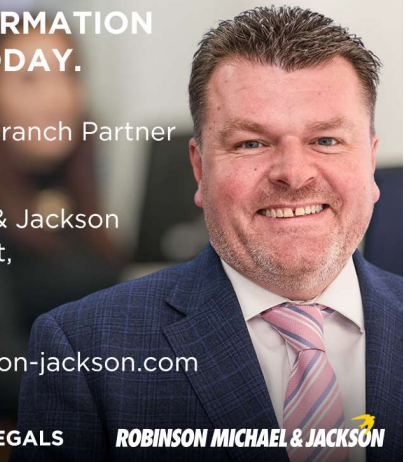
Location



(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

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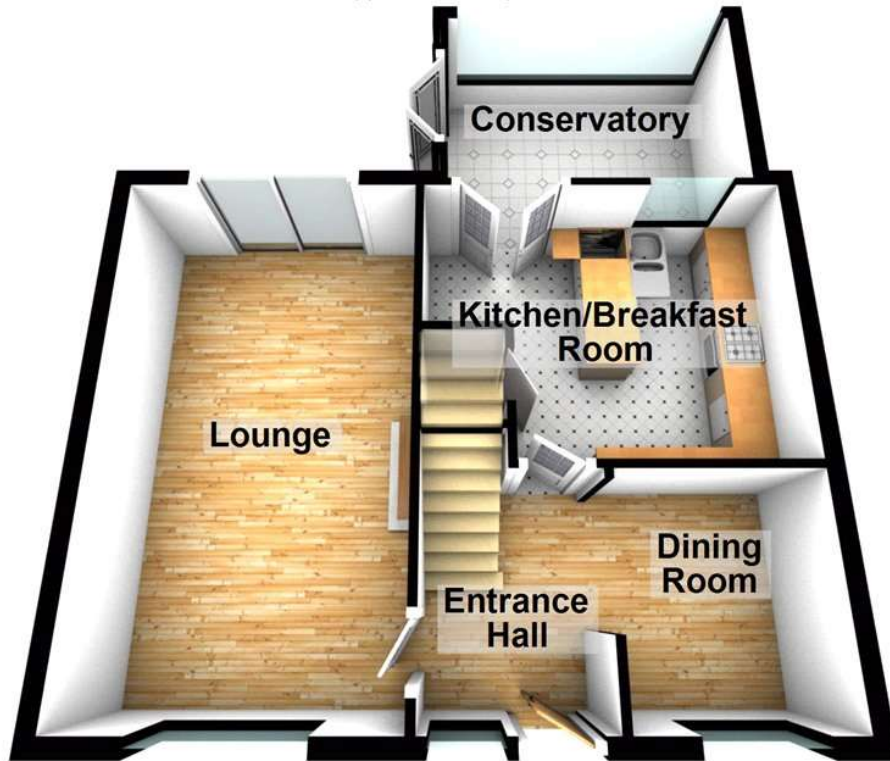


SALES | MORTGAGES | LEGALS

ROBINSON MICHAEL & JACKSON

Ground Floor

Approx. 575.0 sq. feet



First Floor

Approx. 477.0 sq. feet



Total area: approx. 1052.0 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.

Plan produced using PlanUp.

